



CITY OF ATLANTA

KEISHA LANCE BOTTOMS
MAYOR

DEPARTMENT OF CITY PLANNING
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TIM KEANE
Commissioner

Office of Design

Proposed Agenda
ATLANTA URBAN DESIGN COMMISSION
September 25, 2019 at 4:00 PM
Atlanta City Hall Council Chambers, Second Floor

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Business:

Consent portion:

- a) Nomination / Designation of the Poncey-Highland Historic District (N-19-432 / D-19-432). **Various Addresses. Land Lots 15, 16, 17 and 18, in the 14th District, Fulton County, Georgia, NPU N, Council District 2.** Properties are zoned C-1, C-1-C, C-2-C, C-3-C, I-1-C, MR-5A, MRC-2-C, MRC-3-C, PD-H, PD-MU, R-4, R-4B-C, R-5, R-5-C, RG-1, RG-2, RG-2-C, RG-3, RG-3-C, RG-4, R-LC-C, SPI-6 SA1, SPI-6 SA4, Historic District (HD), Landmark Building/Site (LBS), and Beltline Zoning Overlay.
Applicants: Property Owners on Nomination Petition
Staff Recommendation: Denial without prejudice.
- b) Application for a Type III Certificate of Appropriateness (CA3-19-439) for new construction of a single-family house at **220 Linkwood Rd.** Property is zoned R4-3 / Collier Heights Historic District.
Applicant: Tracy Swearingen
PO Box 871183, Stone Mountain
Staff Recommendation: Deferral to the October 9, 2019 Commission meeting.
- c) Application for a Type III Certificate of Appropriateness (CA3-19-426) for the subdivision of one (1) lot into two (2) lots at **973 Oakland Dr.** Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: Aaron McGinty
3500 Lenox Rd
Staff Recommendation: Approval.

- d) Application for a Review and Comment (RC-19-428) for alterations and site work at **36 Northwood Ave.** Property is zoned R-4 / Brookwood Hills Conservation District.
Applicant: David Ogram
2420 Peachtree Rd #1418
Staff Recommendation: Send a letter with comments to the Applicant.
- e) Application for a Review and Comment (RC-19-435) for site work at **98 Huntington Rd.** Property is zoned R-4 / Brookwood Hills Conservation District.
Applicant: Yesenia Arzate
390 Hulan Way, Lawrenceville
Staff Recommendation: Send a letter with comments to the Applicant.
- f) Application for a Review and Comment (RC-19-441) on U-19-021 at **438 Edgewood Ave.** Property is zoned Martin L. King, Jr. Landmark District / Beltline.
Applicant: Timothy O'Toole
157 Lucky St
Staff Recommendation: Send a letter with comments to the Secretary of the ZRB.
- g) Application for a Review and Comment (RC-19-442) on U-19-020 at **428 Edgewood Ave.** Property is zoned Martin L. King, Jr. Landmark District / Beltline.
Applicant: Timothy O'Toole
157 Lucky St
Staff Recommendation: Send a letter with comments to the Secretary of the ZRB.
- h) Application for a Review and Comment (RC-19-452) on Z-19-52 at **649 Woodward Ave.** Property is zoned R-5 / Grant Park Historic District (Subarea 1) / Beltline.
Applicant: Innocent Nwachukwu
2550 Sandy Plains Rd., Marietta
Staff Recommendation: Send a letter with comments to the Secretary of the ZRB.
- i) Application for a Type III Certificate of Appropriateness (CA3-19-237) for a rear addition at **249 Powell St Se.** Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline
Applicant: Joe Farr
249 Powell Street, Ne
Deferred on September 11, 2019
Staff Recommendation: Deferral to the October 9, 2019 Commission meeting.
- j) Application for a Type III Certificates of Appropriateness (CA3-19-334) for consolidation of three (3) lots into one (1) lot; (CA3-19-258) for a variance to allow an increase in the maximum building height of 44' with the street level retail bonus to 54'; and, (CA3-19-257) for new construction of a mixed-use development at **346 Peters St Sw.** Property is zoned Castleberry Hill Landmark District (Subarea 1).
Applicant: Michael Gamble and Kasia Zycinska
935 Myrtle St.
Deferred on September 11, 2019
Staff Recommendation: Deferral to the October 9, 2019 Commission meeting.

- k) Application for a Type III Certificate of Appropriateness (CA3-19-357) for new construction of a single-family house at **415 Atwood St.** Property is zoned R-4A / West End Historic District / Beltline.
Applicant: Earl Jackson / Metro Atlanta Permits
3094 Brook Dr.
Deferred on September 11, 2019
Staff Recommendation: Deferral to the October 9, 2019 Commission meeting.
- l) Application for a Type III Certificate of Appropriateness (CA3-19-259) for additions and site work at **712 Kirkwood Ave Se.** Property is zoned Cabbagetown Landmark District (Subarea 3)/Beltline
Applicant: Jared Barnett
712 Kirkwood Ave.
Deferred on September 11, 2019
Staff Recommendation: Deferral to the October 9, 2019 Commission meeting.
- m) Application for a Type III Certificate of Appropriateness (CA3-19-366) for the new construction of a single-family house at **1131 Merrill Ave.** Property is zoned R-4A / Oakland City Historic District (Subarea 1) / Beltline.
Applicant: Janice M. White
1854 Virginia Ave.
Staff Recommendation: Deferral to the October 9, 2019 Commission meeting.
- n) Application for a Type II Certificate of Appropriateness (CA2-19-388) for alterations and site work at **1128 Cordova St.** Property is zoned R-4A / Oakland City Historic District (Subarea 1).
Applicant: Alrick Codner
4934 Windsor Downs Ln, Decatur.
Staff Recommendation: Deferral to the October 9, 2019 Commission meeting.
- o) Application for a Type III Certificate of Appropriateness (CA3-19-381) for construction of a new single-family house at **650 Gaskill St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Tarver Siebert
182 Elizabeth St.
Staff Recommendation: Deferral to the October 23, 2019 Commission meeting.
- p) Application for a Type III Certificate of Appropriateness (CA3-19-383) for the subdivision of one (1) lot into three (3) lots at **650 Gaskill St.** Property is zoned Cabbagetown Landmark District (Subarea 3) / Beltline.
Applicant: Tarver Siebert
182 Elizabeth St
Staff Recommendation: Deferral to the October 23, 2019 Commission meeting.

Items requiring discussion:

- a) Application for a Review and Comment (RC-19-360) for alterations, an addition, and site work at **929 Charles Allen Dr (Grady High School)**. Property is zoned R-5 / Beltline.
Applicant: Katy Daugharty – Project Architect – Cooper Carry
191 Peachtree St.
Deferred on September 11, 2019
Staff Recommendation: Confirm the delivery of comments at the meeting.
- b) Application for a Review and Comment (RC-19-416) for site work at **0 Edgewood Ave (97 Edgewood Ave/Hurt Park)**. Property is zoned SPI-1/ Subarea 1.
Applicant: Georgia State University; Durham Crout Project Manager
PO Box 3994
Deferred on September 11, 2019
Staff Recommendation: Confirm the delivery of comments at the meeting.
- c) Application for a Type II Certificate of Appropriateness (CA2-19-423) alterations at **2653 Baker Ridge Dr**. Property is zoned R-4 / Collier Heights Historic District.
Applicant: Martha Angelini / I Funding Ventures LLC
331 SW 18 Terrace, Miami
Staff Recommendation: Approval with conditions.
- d) Application for a Type III Certificate of Appropriateness (CA3-19-424) for alterations, an addition, and site work at **736 Elbert St**. Property is zoned R4-A / Adair Park Historic District (Subarea 1) / Beltline.
Applicant: Timeless Investment Group LLC / Takara Madkins
4456 N. Abbe #116, Ohio
Staff Recommendation: Approval with conditions.
- e) Application for a Type III Certificate of Appropriateness (CA3-19-434) an addition at **2533 Godfrey Dr**. Property is zoned R-4 / Collier Heights Historic District. Applicant: Walter Jordan
1332 Stone Bay Dr
Staff Recommendation: Approval with conditions.
- f) Application for a Type II Certificate of Appropriateness (CA2-19-436) for alterations and site work at **1013 Peeples St**. Property is zoned R-4A / Oakland City Historic District / Beltline.
Applicant: Good Faith Management LLC
PO Box 32, Stapleton
Staff Recommendation: Deferral to the October 9, 2019 Commission meeting at the Applicant's request.
- g) Application for a Type II Certificate of Appropriateness (CA2-19-437) alterations and site work at **541 Collier Ridge**. Property is zoned R-4 / Collier Heights Historic District.
Applicant: Jean Vallee
910 Athens Hwy Stek-105, Loganville
Staff Recommendation: Approval with conditions.

- h) Application for a Type III Certificate of Appropriateness (CA3-19-439) for variances to allow the compatibility comparisons, with the exception of building height and width, to be based on the north and south block face of Lawton Ave. SW, to increase the maximum driveway width from 10' (required) to 26' (proposed); and to waive the requirement for front porch steps and front doors facing the street; and (CA3-19-440) for new construction of town houses at **1091 Tucker Ave.** Property is zoned RG-3-C / Oakland City Historic District / Beltline.
Applicant: Atlanta Land Trust Inc.
112 Krog St.
Staff Recommendation CA3-19-439: Approval.
Staff Recommendation CA3-19-440: Approval with conditions.

Cases deferred from previous meetings:

- i) Application for a Type III Certificate of Appropriateness (CA3-19-303) for new construction of a mixed-use development at **99 Krog St Ne.** Property is zoned C-2 / Inman Park Historic District (Subarea 3) / Beltline.
Applicant: Michael Wirsching
55 Ivan Allen Jr Blvd, NW
Staff Recommendation: Approval with conditions.
- q) Application for a Type II Certificate of Appropriateness (CA2-19-348) for alterations at **1065 Peoples St.** Property is zoned R-4A/ Oakland City Historic District (Subarea 1)/Beltline.
Applicant: Walter Jordan
1332 Stone Bay Dr.
Staff Recommendation: Approval with conditions.
- r) Application for a Type III Certificate of Appropriateness (CA3-19-365) for alterations, an addition and site work at **604 Woodward Ave.** Property is zoned SPI – 22 SA4 / Grant Park Historic District (Subarea 2) / Beltline.
Applicant: Kelly Givens
1035 Westcroft Ln.
Deferred on September 11, 2019
Staff Recommendation: Approval with conditions.
- s) Application for a Type III Certificate of Appropriateness (CA3-19-372) for the subdivision of one (1) lot into multiple lots at **499 Irwin St.** Property is zoned Martin L. King Jr. Landmark District (Subarea 3) / Beltline.
Applicant: Universal Investment Group Inc. c/o Battle Law, PC
One W Court St.
Staff Recommendation: Approval with conditions.

5. Other Business

6. Adjournment